

# SOUTH WEBER CITY COUNCIL WORK MEETING

**DATE OF MEETING:** 16 February 2016

**TIME COMMENCED:** 4:00 p.m.

**PRESENT: MAYOR:**

**Tammy Long**

**COUNCILMEMBERS:**

**Scott Casas  
Kent Hyer (arrived at 4:09 p.m.)  
Marlene Poore  
Merv Taylor  
Jo Sjoblom**

**CITY MANAGER:**

**Duncan Murray**

**CITY RECORDER:**

**Tom Smith**

**CITY TREASURER:**

**Paul Laprevote**

**Transcriber: Minutes transcribed by Michelle Clark**

**VISITORS:** Mary Johnston and Francie Meachem.

## **REPORTS:**

### **HighMark Principal Mary Johnston Retention Pond proposal:**

Tom Smith, City Recorder, reviewed the cost estimate from the City Engineer which doesn't include excavation, landscaping, sprinkling system, etc. He stated this would be a phased project. He said the Davis County School District Engineer and City Engineer would look at options to see the feasibility. It was stated this project would require a drain pipe because the retention pond does have water at times. Principal Mary Johnston, of HighMark Charter School, introduced herself to the new members of the council. She said their playground area is small and they would like to pursue using the retention pond for more play area. She said they are willing to beautify it. She said their school is open to the City and feels it is a good community center. She likes her kids involved with the City. She feels it would be an asset to the City to have the retention pond green. She said they will lock the fence when it rains. She feels it would beautify the entrance to the City. Council Member Sjoblom understands that the retention pond has steep walls; which makes it difficult for maintenance. Mary discussed the possibility of sodding the side and seeding the bottom. Council Member Sjoblom asked about mowing. Council Member Casas said you can plant grasses that don't need mowing. He said there are a lot of tree stumps in the retention pond that will need excavation to get them out. Council Member Casas proposed because of the condition of the pond, the tree stumps should be torn out by City staff. He said the year old bid was for \$19,225. He suggested the City provide funds of \$25,000 from the storm sewer fund. Mary said if the City is willing to help, she will contact her board to review what they will be available to do. Council Member Casas said the pipe will need

to be upsized. Mary said she would like this project to be completed by August 2016. Council Member Taylor feels this is a win-win for the City and school. Mary said they have a lawyer that can draft an agreement. Council Member Sjoblom asked about liability. Mary said they are under Risk Management State Insurance. Duncan said the agreement will have an indemnity clause. He said the agreement needs to include a duration clause as well. Council Member Hyer is in favor of the school's engineer and attorney doing as much work as possible.

An agreement would be drafted to indicate the responsibilities of who maintains the pond/rec area (mowing, fertilizing, watering, etc.), who has access to the pond/rec area, and terms for appropriate use if water is in the pond as a result of a rain storm.

### **DISCUSSION:**

#### **Long Range Planning, including:**

**General accomplishments and in what direction (vision) is the City going:** Council Member Poore proposed a 10% decrease overall in the budget. She said some funds will need to be tweaked. She said there are certain line items that need descriptions (equipment, travel, training, etc.). She said concerning justification, if it is something new, she would like to see the maintenance records, travel justification, etc. She said the council is requesting no 3% pay rate increase or any increase in differential pay this year. Council Member Casas questioned if the judge needs a budget increase or merit increase. Duncan said he has received a 3% increase before. Council Member Casas recommended someone have some communication with the judge. Council Member Poore would like to look at the budget for uniforms. She would like the purchase of clothing for the staff to be put into an account. She would like the department heads to use a worksheet with line items that specifically state what is included in that category. It is proposed \$250 per person for uniforms for Public Works employees. Council Member Poore would like to look at the administrative category for City staff t-shirts etc. Tom said that is his department and he is willing to work with Council Member Poore on that.

Council Member Casas would like to discuss the vision for the City. He has four categories that he would like to discuss which include: Roads, Water Tank, Public Works Facility, and City Hall. Council Member Hyer feels the roads and water tank should take priority. He said 60% of the City's roads need to be repaired in the next five to ten years. Council Member Hyer feels a City Hall can be put off for a number of years. Council Member Casas feels the council needs a long range vision for a Public Works Facility and City Hall. He said the council needs to look at what to do with the City owned property on South Weber Drive (north of the apartments). Discussion took place regarding the public works shops. The council discussed possible locations verses expanding the shops on the existing property. Council Member Casas discussed the current violation of the salt leaching into the ground. He would suggest looking into a feasibility study for the current location of the public works shops. Duncan said the property that the current public works shop is located on is 2.71 acres. Council Member Sjoblom asked if the City has received complaints about the public works shop. Tom said kids have jumped the fence and maintenance vehicles are exposed. Council Member Casas discussed the possibility of selling the City owned property located by 7400 South. He suggested using the revenue to upgrade the City shops. The Council authorized Duncan to get the property appraised. It was decided to have the piece on South Weber Drive appraised as well. The council decided if the property is sold, the revenue would be used for facilities. Council Member Hyer discussed the

property on Lester Drive that is owned by the LDS Church. He said this property could be used for a City Hall location.

Council Member Casas discussed roads and said the Old Fort Road Construction Project will cost the City approximately \$509,747.56 with impact fees of \$170,000 going towards this project. He said the 475 East overlay project is \$185,000. The Council agreed to direct Duncan to pursue an appraisal of the posse grounds.

Council Member Poore discussed the City Engineer's delay with the capital facilities plan taking over a year to complete. Council Member Hyer stated Brandon's priorities should be the capital facilities plan and Old Fort Road project.

**Claude Nix Construction Company:** The Council discussed the concerns brought up by Owen and Marie Cash at the previous City Council meeting. Council Member Casas is concerned about the equipment leaking chemicals into the ground. Council Member Hyer did meet with Owen and Marie. They told him their biggest concern was that Nix Construction said they will be done in 2009 and they are still there. Council Member Casas suggested he and Council Member Taylor meet with someone from the Claude Nix Construction Company. Duncan discussed amortization. He said there is no evidence that he can find firm fixed dates stating the expiration of Claude Nix Construction conditional use permit. Council Member Casas would like Duncan to direct Elyse to get a copy of Claude Nix Construction Company's conditional use permit information for Doug Ahlstrom, City Attorney, to review.

**South Weber City Vehicle Replacement Plan (Lease vs. Purchase):** Council Member Poore discussed the lease agreement for the City's four 2014 Dodge Ram 2500 and one 2013 Chev with the lease ending December 2016. She reviewed the itemized costs for the lease payment, tool boxes, plows, utility package, and light bars. She then discussed the pros being costs less for first year and less maintenance. The cons would be vehicles have to be returned to original state (unless preapproved), cost to remove/replace utility package (bed, bumper, etc.) approx. \$5,000 (per Legacy), higher insurance, zero value at end of lease (no asset for City), existing truck equipment i.e. utility bed, plows, tires etc. will generally fit new lease trucks. She then reviewed option 1 purchase and option 2 purchase for first year and three year cost. Council Member Poore said she would recommend option 2. She then reviewed the equipment replacement for the snowplow and backhoe. She said the City has two snowplows 2003 and 2016. She said the 1997 snowplow replaced in 2015 had 31,000 miles. The total combined mileage of 1997 and 2003 truck in 3/2015 was 60,000. The 2016 snowplow cost \$142,000. Using the current replacement schedule, this will cost residents \$9,400 per year for 2000 miles of use (not including insurance and maintenance). In her opinion, with the average mileage usage of 2000 per truck per year over 15 year rotation the total average usage is 60,000 miles. The average 30,000 miles over 15 year for one truck does not justify the need for two trucks. The Council focused on Option 2 for purchase of vehicles.

The 2006 backhoe has a useful life of 5000 plus hours. The hours as of 3/2015 are 268 hours. The average for nine years is 30 hrs per year. The cost of the same new backhoe is \$90,000. The replacement schedule is for 10 years. The cost per year would be \$9,000. The use per year is 30 hours. The lease cost is approximately \$3,600 per year. The rental is approximately \$250 a day.

**Ordinance 16-02 Temporary Land Use Restriction:** Council Member Taylor would like to have Ordinance 16-02 put back on a City Council agenda. Council Member Poore said she will be meeting with the State next week concerning the City's water rule. She is irritated that this was pushed at the council.

**Council Member Taylor moved to put Ordinance 16-02 on 23 February 2016 agenda. Council Member Hyer seconded the motion. Tom called for a roll call vote. Council Members Hyer and Taylor voted yes. Council Member Casas, Sjoblom, and Poore voted no. The motion failed 3 to 2.**

**APPROVALS:**

**Motion to approve Highmark Retention Pond proposal:**

**Council Member Hyer moved to move forward with the proposal for HighMark Charter School and the City's retention pond with a drafted agreement (to indicate who will be responsible for maintenance, abandonment, restrictive uses, etc.) and the City will pay \$25,000 towards the project. Council Member Poore seconded the motion. Tom called for a roll call vote. Council Members Casas, Hyer, Poore, Sjoblom, and Taylor voted yes. The motion carried.**

**Motion to approve services of Grant Writer Francie Meachem**

Council Member Casas introduced Francie Meachem. She was given a list of the City's goals. She said getting a grant for a City this size is not an easy thing. The council discussed the City's priority in getting a new water tank in which the City estimates the cost to be over 2 million. Discussion took place regarding 1250 East and the need for sidewalk, curb, and gutter. Francie suggested discussing this issue with the Davis School District. It was stated Craig Poll, Assistant Superintendent, is a resident of South Weber City. Discussion took place regarding building relationships, donations, etc. Council Member Casas stated Francie's cost is \$50 per hour. He recommended going up to \$5,000. Francie estimated a dozen hours for 1250 East. She suggested meeting with some of the residents in the City. She also suggested identifying possible stakeholders as well as put together a list of priorities and the cost for them. It was decided they would focus on 1250 East and the water tank projects for now.

It was stated that Uintah recently put in a new water tank. Tom will contact the City Recorder of Uintah to ask her about their tank. Council Member Taylor will contact someone who writes grants to see what he would charge the City. Council Member Hyer discussed if Jones & Associates is the right engineer for the City. Council Member Poore feels some leg work can be done prior to getting Brandon involved. Tom said it needs to be made clear to Brandon when items need to be completed. Council Member Hyer said culinary water is priority number one, Old Fort Road project, Raymond Drive/475 East construction project, and the sewer line construction project.

**Council Member Taylor moved to table approval of services for grant writer Francie Meachem. Council Member Hyer seconded the motion. Tom called for a roll call vote. Council Members Casas, Hyer, Poore, Sjoblom, and Taylor voted yes. The motion carried.**

**CITY MANAGER ITEMS:**

**Budget Meetings:** Duncan suggested scheduling the budget meetings for Public Safety (Wednesday, March 2<sup>nd</sup> 4:00 p.m. to 6:00 p.m., Streets Roads (Monday, March 7<sup>th</sup> 4 to 6), Recreation (Thursday March 10<sup>th</sup> at 4:30 p.m. to 6:00 p.m.), Legislative Judicial and Building Inspection (Wednesday, March 9<sup>th</sup> 4:00 p.m. to 6:00 p.m.), Administration (Wednesday, March 16<sup>th</sup> 4:00 p.m. to 6:00 p.m.), Water/Sewer (need to schedule), Storm Drain/Garbage (need to schedule), and Parks/Trails/Beautification (Monday, March 29<sup>th</sup> 4:00 p.m. to 6:00 p.m.).

**Council Member Taylor moved to adjourn the meeting at 7:55 p.m. Council Member Hyer seconded the motion. Tom called for a roll call vote. Council Members Casas, Hyer, Poore, Sjoblom, and Taylor voted yes. The motion carried.**

**APPROVED:** \_\_\_\_\_ **Date**  
**Mayor: Tammy Long**

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**Transcriber: Michelle Clark**

**Attest:** \_\_\_\_\_  
**City Recorder: Tom Smith**